

DESCRIPTION OF THE ELPA, L.L.C. LANDS,
CHESTERTOWN, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the southwest side of Maple Avenue (53' wide), said point being the northernmost corner of the herein described lands and the easternmost corner of the lands of Gail Kirby; and running, thence, by and with the southwest side of Maple Avenue S 40 45 E - 92.82' to intersect the northwest side of Queen Street; thence, by and with the northwest of Queen Street S 49 06 10 W - 67.87' to an iron pipe and the lands of Nancy Thornton; thence, by and with said Thornton lands N 40 45 W - 93.00' to an iron pipe and the lands of Gail Kirby; thence, by and with said Kirby lands, generally following the northwst side of a concrete block wall, N 49 15 E - 67.87' to the place of beginning. Containing in all 0.145 acres of land, more or less.

June 26, 2001.

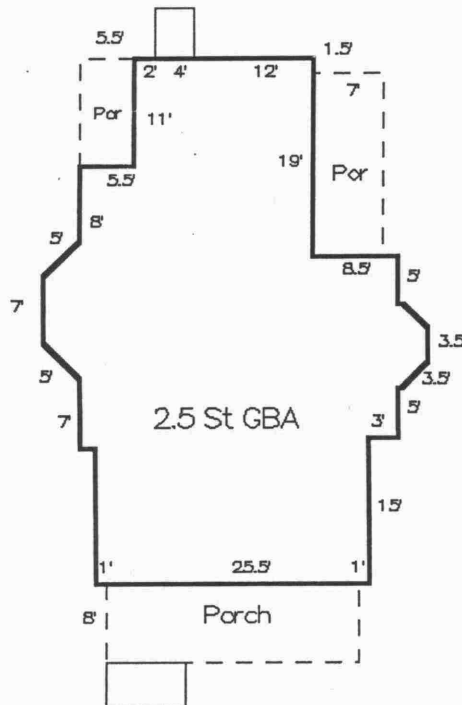
William R. Nuttle.

SKETCH/AREA TABLE ADDENDUM

File No: KE94401.ELP

PROJECT	Borrower/Client ELPA, L.L.C.			
	Property Address 128 N Queen St			
	City Chestertown	County Kent	State Maryland	Zip Code 21620
	Lender Peoples Bank of Kent Co Maryland			

IMPROVEMENTS SKETCH



SCALE: 1 inch = 15 feet

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Area	Name of Area	Size	Totals
GBA	Building Area	1481.26	1481.26
POR	Porch	204.00	
	Porch	133.00	
	Porch	60.50	397.50
TOTAL LIVABLE (rounded)			0

LIVING AREA CALCULATIONS

Breakdown	Subtotals
	0

KENT COUNTY
'93 DEC 30 PM 4 22

LIBER 0052 FOLIO 258

REC'D FEE 15.00
POSTAGE .50
CL. PROP 5.00

REC'D TAX 610.50

CO TO TX 225.00

THIS DEED, Made this 30th day of December, 1993 by and between ELMER E. HORSEY and PATRICIA O. HORSEY, husband and wife, of Kent County, Maryland, Grantors; and ELPA, L.L.C., a Maryland Limited Liability Company, Grantee.

WITNESSETH, that in consideration of the sum of One Hundred Eighty Five Thousand Dollars (\$185,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Elmer E. Horsey and Patricia O. Horsey, husband and wife, do hereby grant and convey unto the said ELPA, L.L.C., its successors and assigns, in fee simple,

All that part of a lot of land with the buildings and improvements thereon, lying and being in Chestertown, known and distinguished on the Plot of said Town by the Number 29, (also being known as 128 N. Queen Street), and which is contained within the following lines and boundaries, to wit:

BEGINNING at the southwest or westernmost corner of Fish (now known as Maple Avenue) and Queen Streets in said Town and running from thence with Fish Street two hundred (200) feet, from thence parallel with Queen Street and at right angles with Fish Street fifty-six (56) feet, from thence parallel with Fish Street two hundred (200) feet to Queen Street, and from thence by and with Queen Street fifty-six (56) feet to the place of beginning.

EXCEPTING THEREFROM a certain part thereof which by deed dated the 27th day of December, 1946, and recorded among the Land Records for Kent County, aforesaid, in Liber W.H.G. No. 1, folio 144, etc., was granted and conveyed to Clarence B. Minner, et al, as follows:

BEGINNING for the same at the northwesterly corner of the lands intended to be conveyed, a hub set on the southerly side of Maple Avenue 53 feet wide at this point, and in the line of lands formerly of Turner and Sons, and running: (1) thence by and with the southerly side of Maple Avenue South 50 degrees 00 minutes East, 85 feet to a hub; (2) thence by and with a division line of the lands intended to be conveyed South 40 degrees 00 minutes West, 67.30 feet to the line of lands of W. Ross Hubbard; (3) thence by and with said Hubbard lands North 50 degrees 00 minutes West, 85.00 feet to the lands of the said Turner and Sons; (4) thence by and with the said Turner lands North 40 degrees 00 minutes East, 67.30 feet to the point of beginning; containing 5,720 square feet of land, more or less.

SAVING AND EXCEPTING THEREFROM AND THEREOUT, all that parcel of land conveyed to Clarence B. Minner, et ux, by Pauline C. Merritt, Widow, et al, by deed dated December 17th, 1954, and recorded among the Land Records for Kent County, aforesaid, in Liber W.H.G. No. 37, folio 186, etc., and described as follows:

TOWN TAXES FOR 93-94
PRIOR YEARS HAVE BEEN PAID
MAYOR AND COUNCIL OF CHESTERTOWN

CLERK
C. Lucille Hines

TOWN TAXES FOR 1993-94
PRIOR YEARS HAVE BEEN PAID
MEASURER OF KENT COUNTY
Roger Williams

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
FOR KENT COUNTY

LAW OFFICES
RASIN, WRIGHT
& WOOTTON
COURT STREET
P.O. BOX 228
CHESTERTOWN, MARYLAND 21620
410-778-3515

DATE
Patricia Section 12-30-93

mail to
ELPA, L.L.C.
c/o Joan O Horsey
19 Lyford Court
Chestertown, Md. 21620

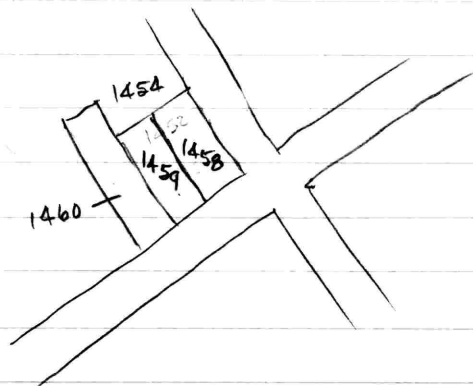
BEGINNING for the same at the northwesterly corner of the lands intended to be conveyed, at a hub set on the southeasterly side of Maple Avenue, 53 feet wide at this point, and on the line of lands of the present Clarence B. Minner lands, (the portion conveyed to him by Christ Methodist Church of Chestertown, Maryland, a body corporate, by Deed dated the 27th day of December, 1946, and recorded among the Land Records of Kent County aforesaid, in Liber W.H.G. No. 1, folio 144, etc.) and running: (1) thence by and with Maple Avenue, South 50 degrees 00 minutes East, 22.0 feet to a hub; (2) thence by and with a division line of the herein described lands, South 40 degrees 00 minutes West, 67.30 feet to a hub set in the lands of or formerly of W. R. Hubbard; (3) thence by and with the said Hubbard lands, South 50 degrees 00 minutes West, 22.00 feet to the aforementioned Minner lands; (4) thence by and with the same, North 40 degrees 00 minutes East, 67.30 feet to the point of beginning, and containing in all 0.034 acres of land, more or less, in accordance with a survey made by J. B. Metcalfe, in December, 1954, a plat of which is filed among the Land Records of Kent County, Maryland.

BEING the same parcel of land conveyed by John F. Ray and Mary E. Ray, his wife, unto the said Elmer E. Horsey and Patricia O. Horsey, his wife, by Deed dated November 4, 1977, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 77, folio 426, etc.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said ELPA, L.L.C., its successors and assigns, in fee simple.

AND the said Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.



1454	Gail Kirby	MLM 185/226
1458	Elpa L.L.C.	MLM 52/258
1459	Nancy Thornton	MLM 104/132
1460	John Billings	MLM 22/484

Horsey - MLM 52/258

Begin SW cor of Maple Ave
w/ Maple 200'
parallel with Queen 56'
" " Maple 200'

w/ Queen 56'

S & E ① Begin NW cor herein at hub at S side Maple (53' wide)
w/ Maple S 50° E - 85' to hub

S 40° W - 67.30 to Hubbard

w/s N 50° W - 85 to Turner

w/s N 40° E - 67.30 to begin

Parcel 1
of Kirby

S & E ② Begin NW cor. herein at SE side Maple (53' wide)
on line of Minner

w/ Maple S 50° E - 22.0' to hub

S 40° W - 67.30 to hub & Hubbard

w/s S 50° W - 22 to Minner

w/s N 40° E - 67.30 to begin

Thornton MLM 104/132

Begin cor Knight on NW side Queen

w/Knight 151'± to rear of stable

w/rear of stable 21' to NW cor. of stable

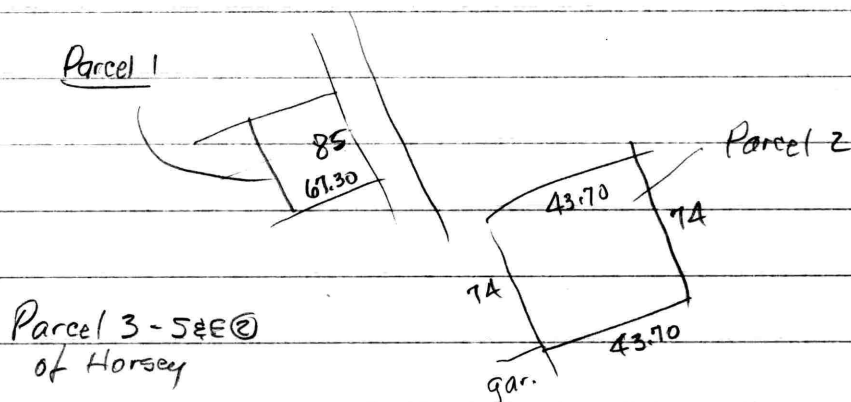
rt 45 SE 21' to NE end of stable

rt 45 parallel to Queen 44'6"± to parsonage

w/s 130'± to NW line of Queen

w/s SW 65'5"± to begin

Kirby MLM 185/226



Parcel 3 - SEE
of Horsey

Parcel 4

Begin SW cor. of herein, said point N50°11'18"W - 93.00
from I.P. on NW side Queen

w/Jones N50°11'18"W - 57.28

N39°48'42"E - 21.18

S50°11'18"E - 24

N39°48'42"E - 44.26

S50°11'18"E - 33.28 to NW cor. Horsey

S39°48'42" W - 65.44 to begin

Kirby - Parcel 5

Begin I.P. 3 con herein (see plat EHP 162/269)

N $50^{\circ}39'05''$ W - 52.50 to I.P.

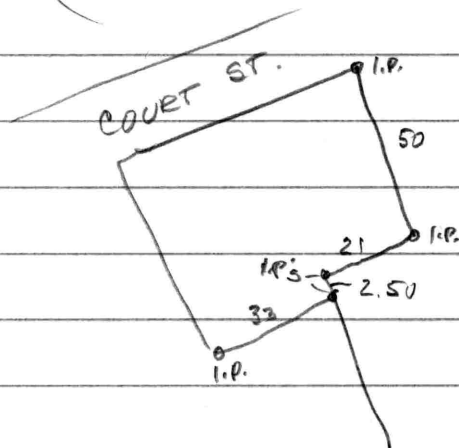
N $39^{\circ}20'55''$ E - 54 to I.P.

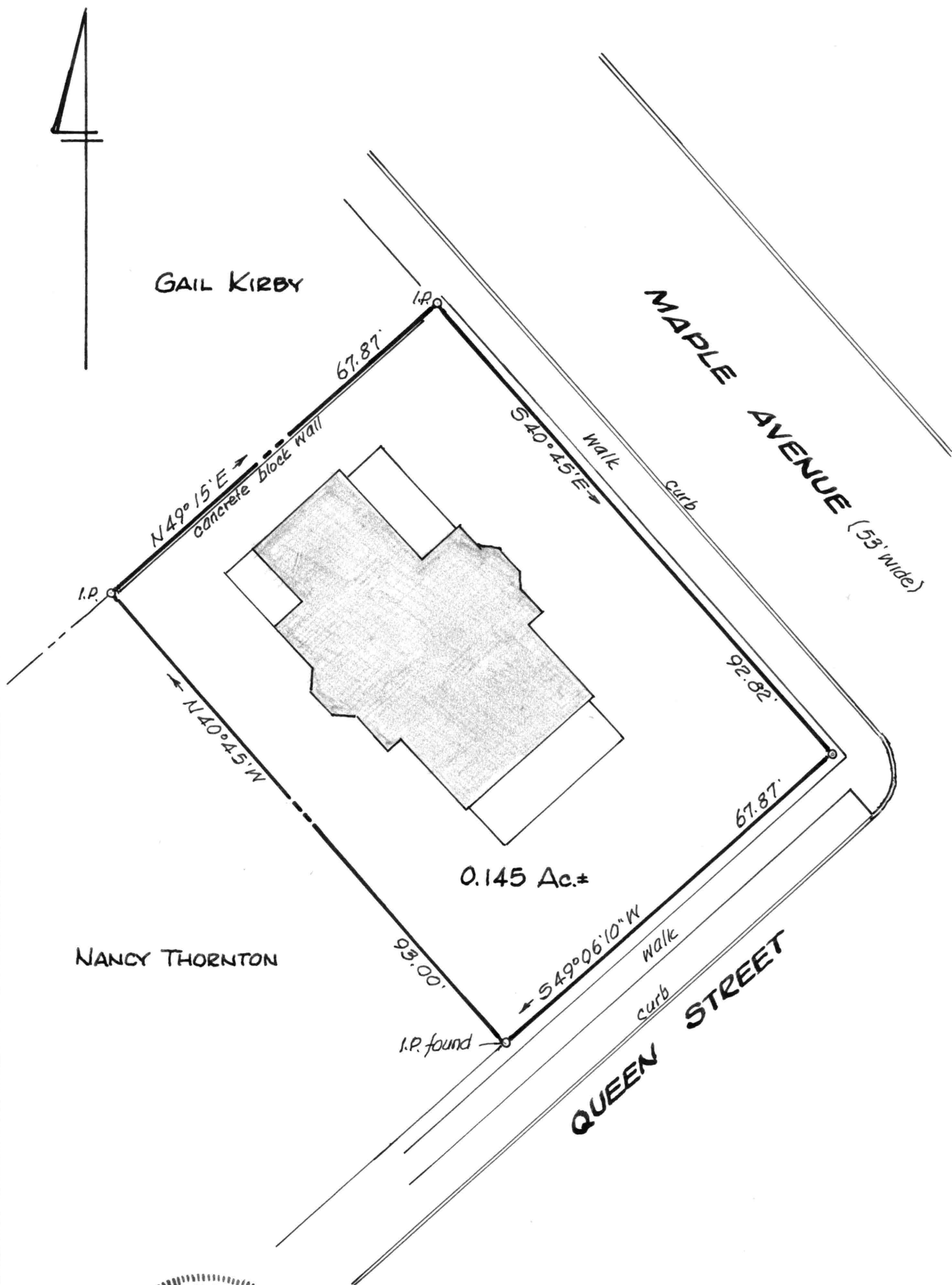
S $50^{\circ}39'05''$ E - 50 to I.P.

S $39^{\circ}20'55''$ W - 21.0 " "

S $50^{\circ}39'05''$ E - 2.50 ? to I.P.

S $39^{\circ}20'55''$ W - 33.0





NANCY THORNTON



PLAT OF A SURVEY OF THE
ELPA, L.L.C. LANDS

CHESTERTOWN, KENT COUNTY, MD.

Scale 1"=20' June 2001.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe